



34 Spen View Lane, Bierley, Bradford, West Yorkshire, BD4 6DJ

GARAGES / WORKSHOPS.

A super opportunity to buy this DETACHED CHALET STYLE BUNGLOW, that occupies a GOOD SIZED PLOT that has GOOD PARKING and 3 GARAGES/WORKSHOPS. Would make an ideal buy for local tradesman/builder as offers ample storage. The house has 4 BEDROOMS and is situated in this popular part of Bierley with LOVELY VIEWS.

MUST BE VIEWED.

Asking Price £295,000

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FRONT PORCH

HALLWAY With open staircase to the first floor. Feature arched picture window.

LOUNGE 17'10" x 11'11" (5.44m x 3.63m)

Attractive feature fireplace with gas fire.

DINING KITCHEN 19' x 10'10" (5.8m x 3.3m)

Lovely open plan Kitchen, that has been opened up to provide a great family space. Furnished with a good range of base and wall units. uPVC French doors to conservatory.

CONSERVATORY Backing onto the back, built in uPVC.

GROUND FLOOR BEDROOM 1 11' x 10' (3.35m x 3.05m)

Full height and width fitted wardrobes.

GROUND FLOOR BEDROOM 2 10' x 9'11" (3.05m x 3.02m)

GROUND FLOOR BEDROOM 3 11' x 10' (3.35m x 3.05m)

BATHROOM/W.C White bathroom suite. Tiled walls.

1ST FLOOR BEDROOM 4 12' x 9' (3.66m x 2.74m)

Velux Roof Light. Lovely views.

STUDY 8' x 5' (2.44m x 1.52m)

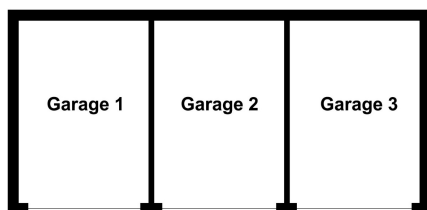
Velux Roof Light.

OUTSIDE The house occupies a good sized overall plot and has lovely views to the front. Access via double gates, there is a lawned fore garden, taking advantage of the views. Driveway leading to the back, which offers ample parking and storage. Sold with 3 garages/workshops. Ideal for local tradesman or business.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

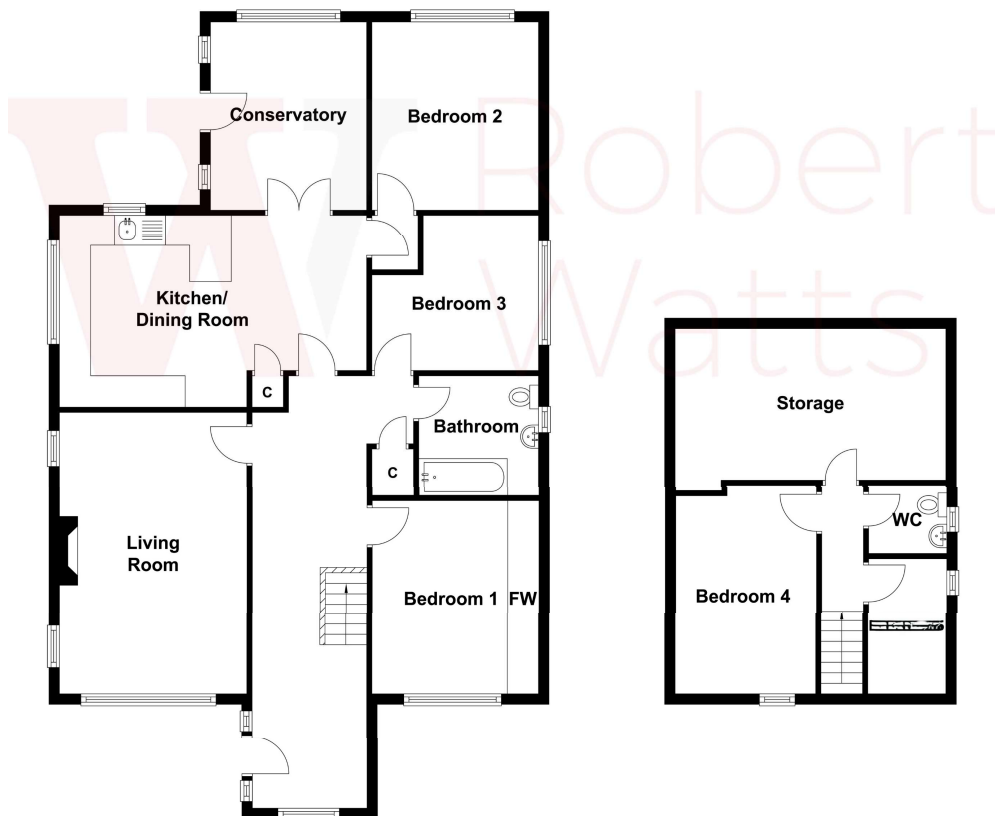
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		